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# City of Erie

## Zoning Hearing Board

### Erie, Pennsylvania

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### AGENDA

The regular meeting of the Zoning Hearing Board will be held **Tuesday, February 13, 2024** at 1:00 PM in City Council Chambers, 626 State Street, Erie PA. The meeting is also accessible via Zoom Webinar [instructions below]. Residents can watch the live stream and/or recordings of the meetings on the City of Erie's YouTube Page (<https://www.youtube.com/@CityofErie>).

1. MEETING CALL TO ORDER
2. ROLL CALL AND DECLARATION OF QUORUM

Member Name	Present	Absent
Jeffrey Johnson, Chair		
Edward Dawson, Vice Chair		
Laura Guncheon		
Selena N. King		
Tom Sebald		

3. APPROVAL OF JANUARY 9, 2024 MEETING MINUTES
4. OLD BUSINESS
5. APPEALS TO BE HEARD

Appeal No. 13,000 by LEON COMMERCIAL LEASING, LLC concerning property located at 2000 LIBERTY ST, ERIE, PA [Index # 19-6021-301] in an RLB (Residential Limited Business) zoning district. The appellant is requesting a dimensional variance for a 20 unit Multiple-Family Dwelling with non-abutting off-street parking. Per Section 205 of the [City of Erie Zoning Ordinance](#), the Minimum Lot Area Per Family requirement is 1500 SF. The appellant is requesting 20 units which would require 30,000 SF in lot area, 8,973 SF is available. Per Section 302, Location of Parking: 'Residential parking must be on the same lot or a lot which directly abuts the residential use, if under the same ownership.'; the proposed off-street parking does not directly abut the proposed Multiple-Family Dwelling parcel, it is located one parcel to the west 41.25 feet away.

6. ADJOURNMENT

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To participate via Zoom, you must pre-register for the Zoom webinar and join from a PC, Mac, iPad, iPhone or Android device. Register for this webinar at –  
<https://events.zoom.us/jv/Aj35bfqYLdFuck54Lwugpc7S2r3ngKoC9yXeItoLELbBkFQe6hP9~AggLXsr32QYFjq8BIYLZ5I06Dg>

NOTE: Persons with a disability who wish to be heard and require accommodation please contact (814) 870-1111 at least 48 hours in advance so that arrangements can be made.

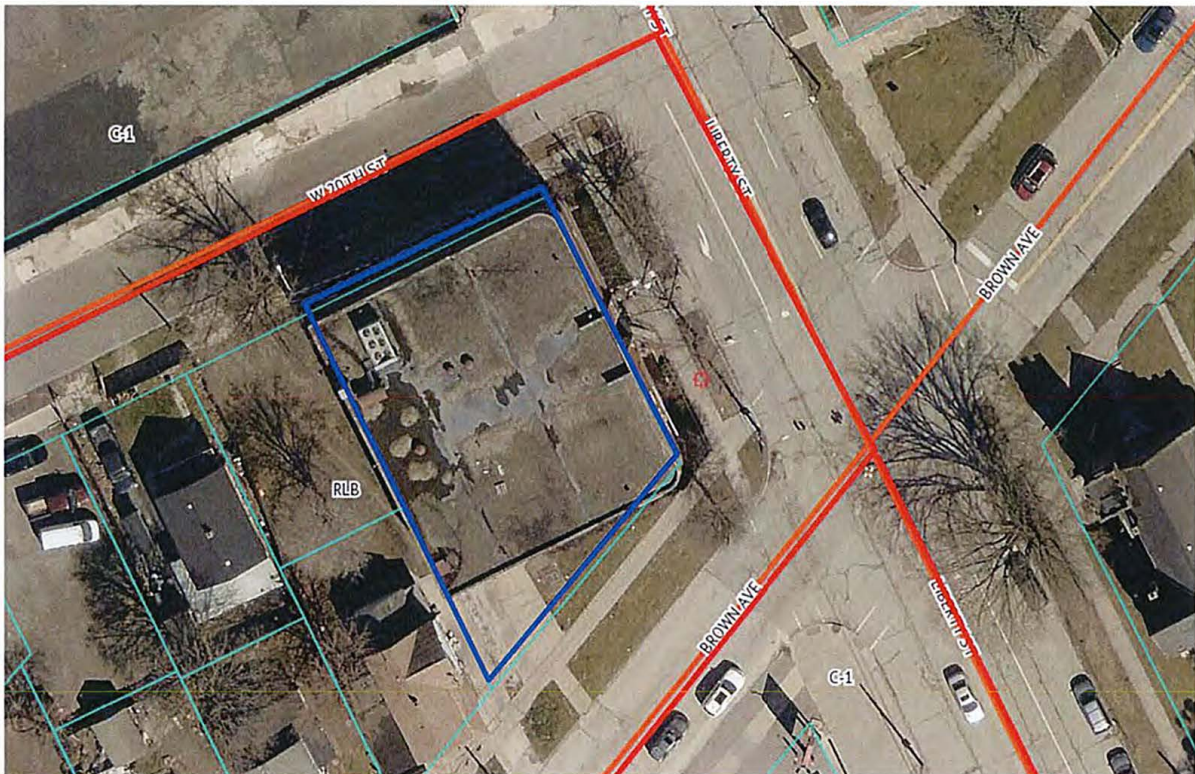
ZHB meeting agendas and exhibits are available on the City's website at:  
[https://ecode360.com/ER3969/documents/Agendas?category=Zoning%20\(Hearing%20Board\)](https://ecode360.com/ER3969/documents/Agendas?category=Zoning%20(Hearing%20Board))

For more information about the Zoning Hearing Board, please visit the City of Erie website at:  
<https://cityof.erie.pa.us/government/authorities-boards-and-commissions/#ZHB>

# Appeal 13000

## 2000 Liberty St

19-6021-301



Proposed 20 Unit Multiple-Family Dwelling.

# Surrounding Zoning



**CITY OF ERIE**  
**ZONING HEARING BOARD APPLICATION**

Appeal #: 13000 | Index #: 19.6021.301 | Hearing Date/Time: FEB. 13, 2024 1:00

**Property Information**

Property Address: 2000 Liberty Street, Erie PA 16502  
Zoning District: RLB Current Land Use: Vacant Building (SCHOOL)  
Has a previous application of appeal been filed? Yes  No  Appeal No(s) \_\_\_\_\_

**Owner / Applicant Information**

Name of Owner: Leon Commercial Leasing, LLC  
Owner Address: 1153 East Grandview Blvd  
City: Erie State: PA Zip Code: 16504  
Telephone: (814) 450-3334 Email: info@leoncep.com  
Name of Applicant (if different from owner): CT Consultants  
Relationship to Owner: Consultant  
Telephone: (814) 833-3900 Email: jcree@ctconsultants.com

**Type of Application / Appeal**

Variance – Type:  Use  Dimensional  
 Special Exception Use  
 Change of Non-Conforming Use  
 Appeal of Determination of Zoning Officer

Proposed Use or Improvement: Multi Family Apartment Renovation - 20 units

**I/We believe that the Board should approve this request because...** (Attach a separate narrative as needed – please refer to the quick tip guidance on the following page)

See attached document and plans.

I/We hereby certify that all the above statements and the statements contained in any attached plans submitted here within are true to the best of my/our knowledge and belief.

Justin Cree  
Owner or Applicant Name [please print]

Justin Cree  
Owner or Applicant Signature

1/4/2024  
Date

## APPLICATION MATERIALS CHECKLIST

- Completed Owner / Applicant Information
- Completed Proposal / Improvement Description
- Completed Reasons / Justification Narrative
- Project Site Plan and/or Renderings (as applicable)
- Owner / Applicant signature on the application form
- \$300.00 application fee (check/money order made payable to “City of Erie”)

The application and supplemental information listed above may be emailed to [zoning@erie.pa.us](mailto:zoning@erie.pa.us) (preferred). Applications may also be mailed to the address below, or dropped off at City Hall via a mail slot located at the State Street entrance labeled “Permits”. Please label the submission “ATTN: Zoning – Room 407”.

The next Zoning Hearing Board Meeting will be 2/13/2024

The application deadline for the next meeting is 1/23/2024

## ZONING HEARING BOARD QUICK TIPS

1. The Zoning Hearing Board meets on the second Tuesday of each month at 1:00PM. All application materials must be submitted to the Zoning Office at least three [3] weeks prior to the hearing.
2. The applicant must be in attendance at the hearing, and be prepared to present the appeal and answer questions from the board.
3. The most important section of the application required to be completed is the response to the statement that reads: “I/We believe that the Board should approve this request because...” This is typically attached separately with the application as a narrative stating the proposed appeal / request which describes the reasons and justification for the Board to consider its approval. The narrative must demonstrate the presence of a hardship that prohibits the property from being used in accordance with the City Zoning Ordinance regulations. Include reasons and justification that refer to the zoning law and the specific hardships the law has imposed on developing the property.
4. The attached brochure, *Zoning Hearing Board Procedures*, is to be used as a guide to complete the narrative. Most importantly, it lists the variance / hardship criteria which the Board uses as guidance when deciding whether to grant a variance. Please provide answers to **each** of the criteria areas in the narrative.

Additional information on the Zoning Hearing Board can be found on the City’s website at: <https://cityof.erie.pa.us/zoning-hearing-board/>

City of Erie | Bureau of Code Enforcement  
626 State Street | Room 407  
Erie, PA 16501-1128



January 4, 2024

City of Erie  
Bureau of Code Enforcement  
626 State Street – Room 407  
Erie, PA 16501-1128

Re: 2000 Liberty Street Zoning Hearing Board Variance

Dear City of Erie – Zoning Hearing Board,

We believe that the Board should approve this request for several reasons. First the existing property is the old Triangle Tech site that has sat vacant for several years and the existing building does not meet current setback or lot coverage ordinance requirements. Since the plan is to renovate and redevelop the existing building, without changing the exterior footprint, the existing setbacks and lot coverage requirements cannot be met. The redevelopment design is to create a 20-unit multifamily apartment complex, which the building is well suited for. Outside of the new apartment spaces the renovations will include additional amenities such as shared common space on each of the three floors, a fitness room, laundry facilities, as well as additional storage areas for tenants. An additional variance is requested for off street parking. Since the site is bounded by public right-of-way on three sides (north, east & south) and the west side by two residents there is not enough room on the subject parcels to include the 20 required off-street parking spaces. However, on the west end of the block the Owner, Leon Commercial Leasing, LLC, has plans to develop and construct a 27 stall, off-street parking lot on the southeast corner of Plum and West 20<sup>th</sup> streets. This lot will provide the required parking for the apartment complex and is located approximately 150' from main building entrance off West 20<sup>th</sup> street. Due to these hardships the Owner requests the variances be granted.

Thank you for your time and consideration.

Respectfully,

CT Consultants, Inc.

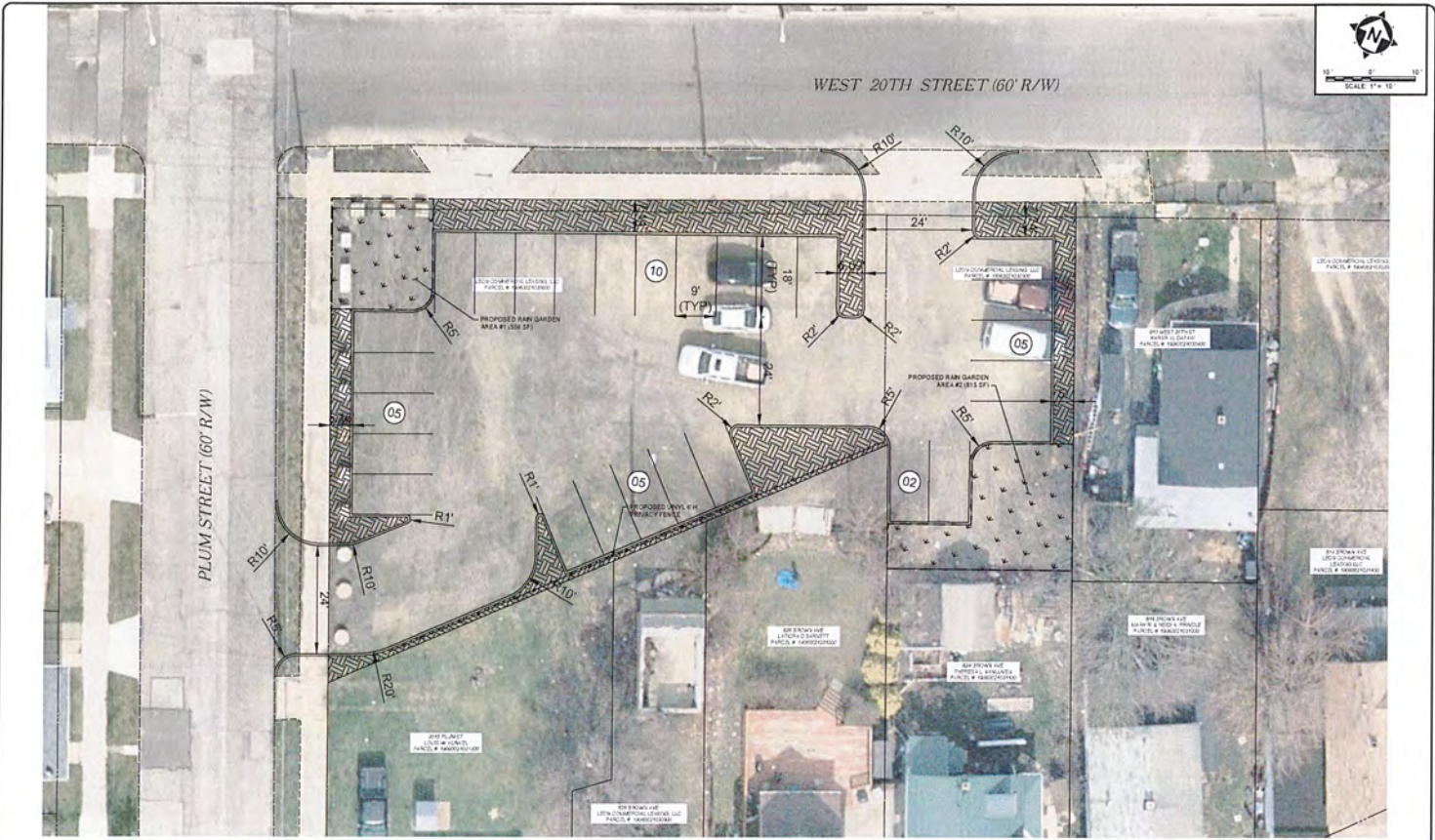
A handwritten signature in black ink that reads 'Justin Cree, P.E.'.

Justin Cree, PE  
Project Manager

## Appendix A

### Civil Parking Lot Plans & Lot Consolidation Plan





APPROXIMATE	NO.	REMARKS	DATE
CITY OF ERIE			
FILE NUMBER			
DATE			
FILE BOOK			
PAGE			

**GT**  
 your trusted advisor  
 CONSULTANTS  
 engineers  
 architects  
 planners

1200 WEST 20TH STREET  
 ERIE, PENNSYLVANIA 16590  
 PHONE (814) 833-3900

NO.	REMARKS	DATE

**LEON COMMERCIAL LEASING LLC**  
**WEST 20TH STREET**

ERIE COUNTY  
 ERIE, PENNSYLVANIA

PROJECT NO. 16-004  
 ISSUE DATE: 10/08/2017  
 REVISION: 05/08/2018  
 DESIGNED BY: JLC  
 DRAWN BY: JLC  
 CHECKED BY: JTM

**PARKING LOT SITE PLAN**

PROJECT NO.	220961
DATE	10/08/2017
SCALE	CIVIL
REVISION	C-02
NO.	2
TOTAL	2

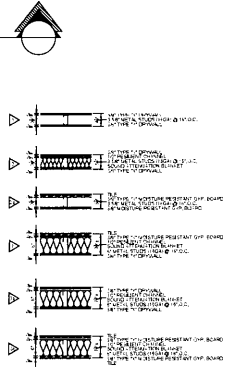
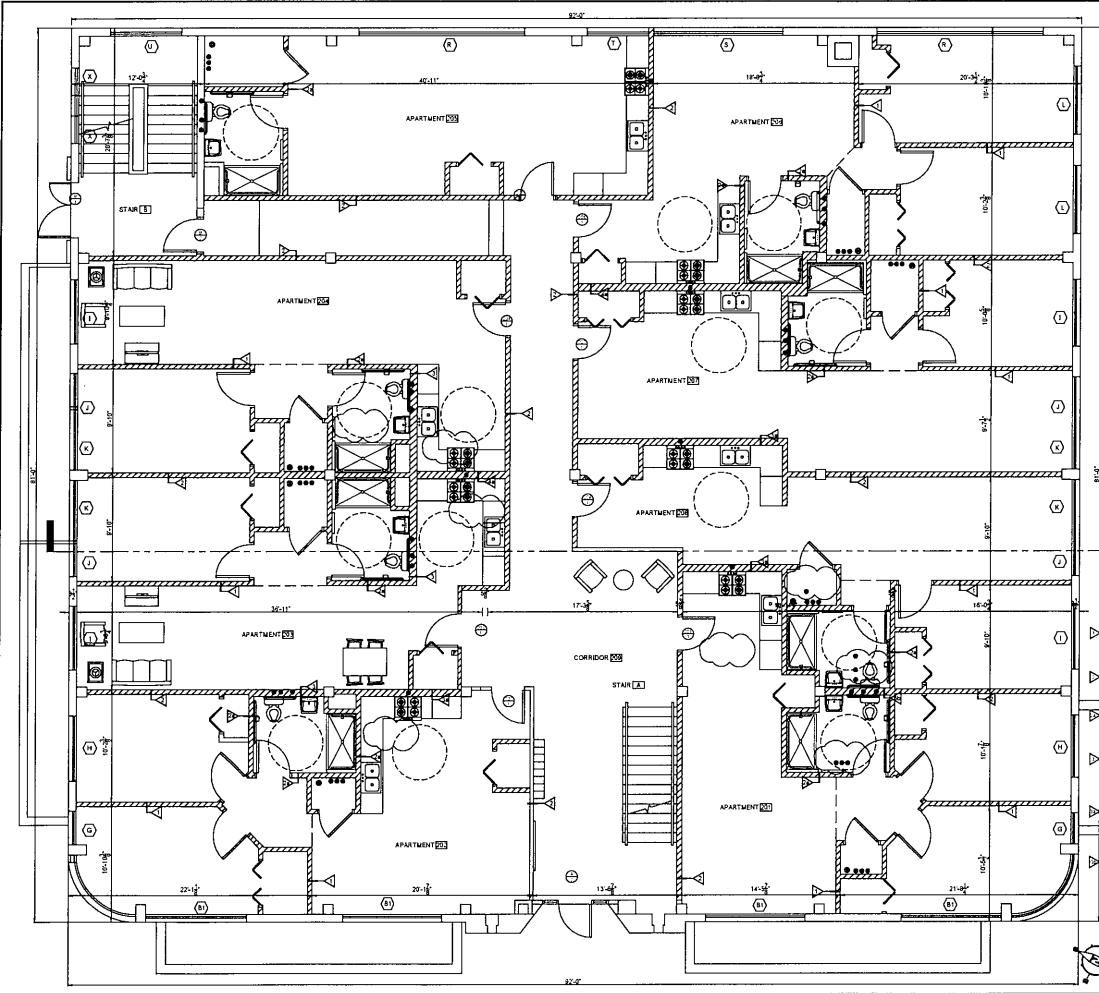
## Appendix B

### Architectural Plans





PROJECT NO. 15074 - 4509 WEST RIDGE ROAD, ERIE, PA 16506  
 DATE: 05/15/2017  
 DRAWING NO. 204 - SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
**WALL TYPES**  
 SCALE: 1/2" = 1'-0"

**GARY MATCZAK ARCHITECTS**  
 4509 WEST RIDGE ROAD  
 ERIE, PA 16506  
 814-836-8500



**PRELIMINARY**  
 ALL RIGHTS RESERVED

NO.	DATE	REVISION
A	3	
PROJECT NO.	204	
DATE	MAY 2017	

DESCRIPTION  
 4509 WEST RIDGE ROAD  
 ERIE, PA 16506  
 2000 LIBERTY STREET  
 ERIE, PENNSYLVANIA 16502











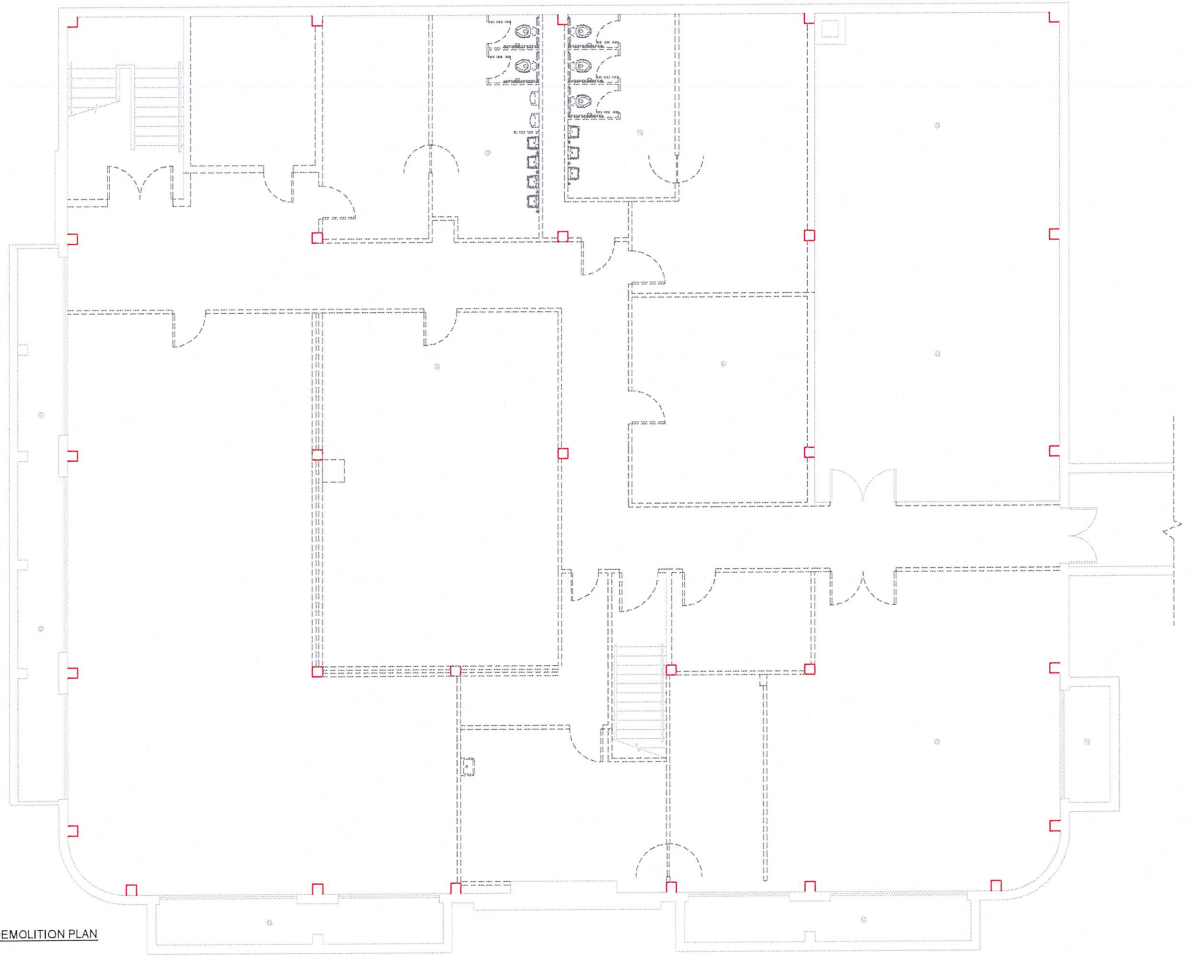




\\sawtooth\p18\img\p18\dwg\p18\p18.dwg - 2024-04-18 10:30:00 AM - 10:30:00 AM



FIRST FLOOR DEMOLITION PLAN  
SCALE 1/4"=1'-0"



**GARY MATOZAK ARCHITECTS**  
4659 WEST RIDGE ROAD  
ERIE, PA 16506  
814-436-8500



**PRELIMINARY**  
DATE: 04/18/2024

NO.	DATE	REVISION
D		1

PROJECT NO. 2304  
DATE: APR 2024

ERIE, PENNSYLVANIA 16502

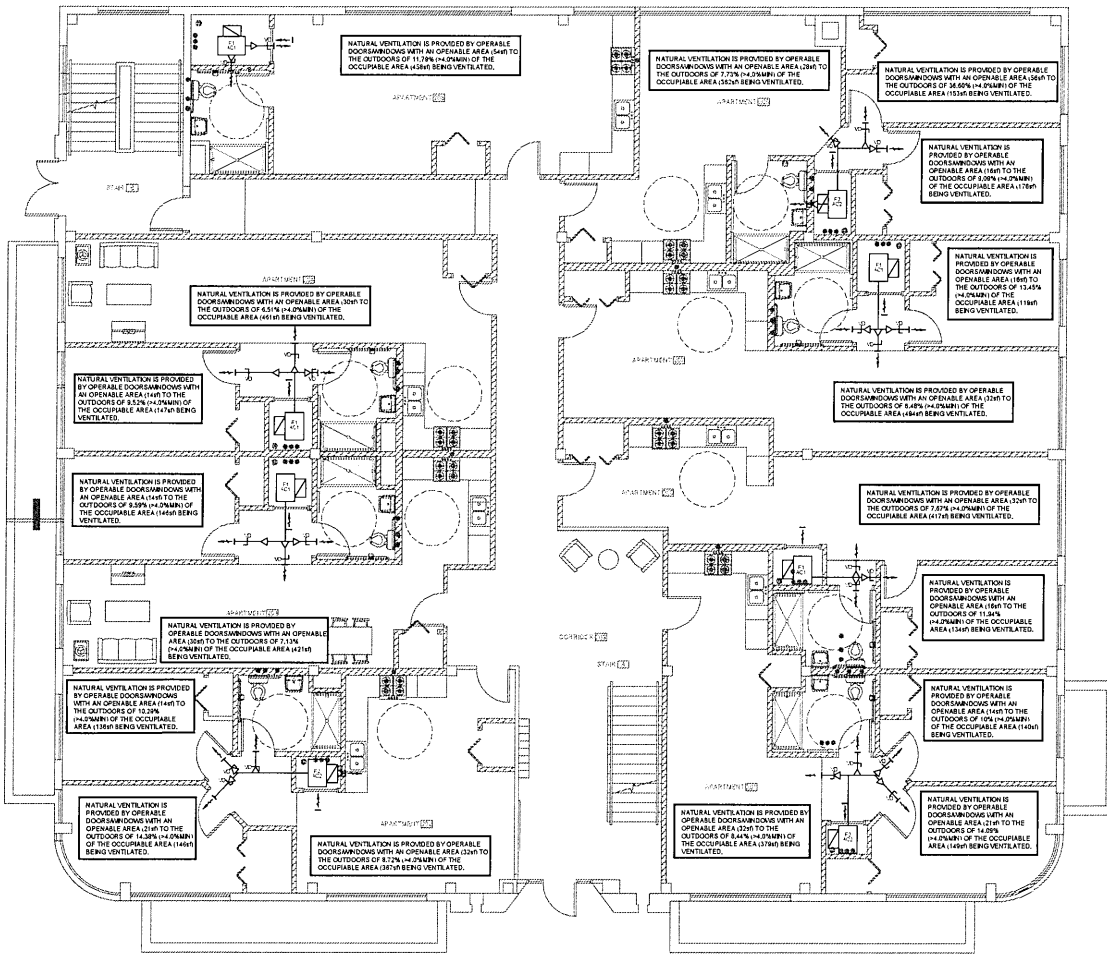
LIBERTY STREET  
2000 LIBERTY STREET







Gary Matczak Architects, 4509 West Ridge Road, Erie, PA 16508, Tel: 814.336.8500, Fax: 814.336.8501, www.garymatczak.com



**GARY MATCZAK ARCHITECTS**  
 4509 WEST RIDGE ROAD  
 ERIE, PA 16508  
 TEL: 814.336.8500  
 FAX: 814.336.8501  
 WWW.GARYMATCZAK.COM

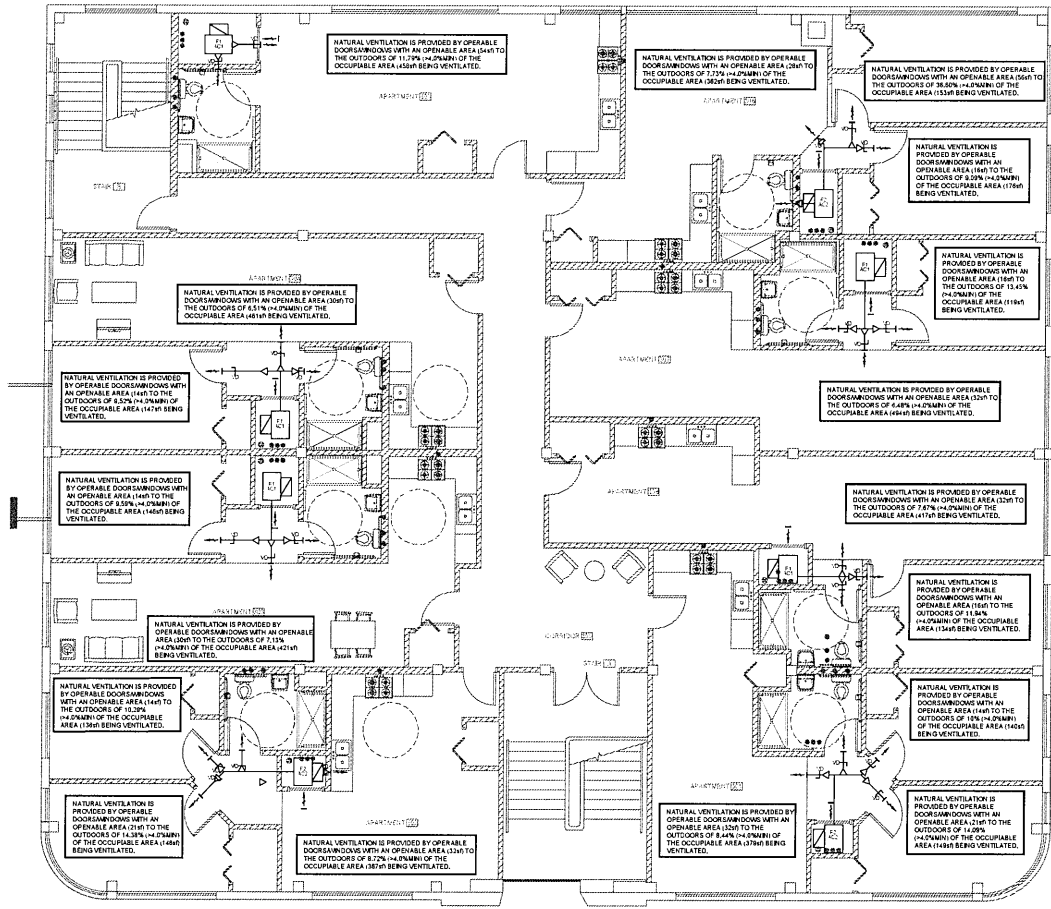


**PRELIMINARY**  
 SUBJECT TO CHANGE

NO.	DATE	REVISION
M	3	

DESCRIPTION  
 2000 LIBERTY STREET  
 ADDRESS  
 ERIE, PENNSYLVANIA 16502

4585 West Ridge Road, Erie, PA 16506  
 Gary Matczak Architects  
 2000 Liberty Street, Erie, PA 16506  
 Phone: 814-336-8500  
 Fax: 814-336-8501  
 Email: gmatczak@matczakarchitects.com



**GARY MATCZAK ARCHITECTS**  
 4585 WEST RIDGE ROAD  
 ERIE, PA 16506  
 814-336-8500  
 2000 LIBERTY STREET  
 ERIE, PENNSYLVANIA 16502



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

REV	DATE	REVISION
M	4	
PROJECT NO.	200	
DATE	2/24/2011	

## Appendix C

Applicable City of Erie: Zoning Ordinance Documents

## 204.14 RLB RESIDENTIAL LIMITED BUSINESS DISTRICT

### PERMITTED USES

One-Family Dwellings  
Two-Family Dwellings  
Multiple-Family Dwellings  
Banks and Financial Institutions  
Accessory Uses and Structures  
Adult Day Care  
Bed and Breakfast (305.22)  
Business Offices  
Car Washes  
Churches-Places of Worship (305.20)  
Cleaners  
Computer Users Center  
Community Garage  
Convenience Stores (305.43)  
Corporate Office (305.31)  
Day Care Centers (305.23)  
Eating and Drinking Establishment (305.25)  
Essential Services  
Fee-Simple Townhouses  
Fitness Center/Gym  
Florist  
Funeral Homes  
Greenhouses/Nurseries (305.35)  
Group Care Facility  
Home Child Care  
Home Occupations  
Hospitals  
Ice Cream Shop  
Libraries and Museums (305.29)  
Licensed Massage Therapy (305.51) 8/09  
Limited Retail Business (305.44)  
Medical and Dental Clinics (305.32)  
Mobile Homes Park  
Off-Street Parking Lots (305.10, 305.11)  
Personal Care Boarding Homes for Adults  
(305.28)  
Personal Services  
Public/Semi-Public Uses  
Professional Services

Rooming/Boarding Homes  
Short Term Rental (305.57)  
Urban Garden  
Utility Substations (305.19)  
Video Rental

### SPECIAL EXCEPTIONS

Commercial/Industrial Wind Energy  
Systems (305.53)  
Dormitories (305.16)  
Fraternity/Sorority (305.16)  
Market Garden  
Nursing/Convalescent Homes (305.33)  
Small Wind Energy Systems (305.53)  
Wireless Communication Facilities (305.45)

### CONDITIONAL USES

Limited Correctional Facility (305.50)  
General Correctional Facility (305.50)  
Custodial Care Facility (305.50)

**Note: Any combination of the permitted uses may be placed on one lot of record**

**205 LOT, YARD AND HEIGHT REQUIREMENTS:** The minimum lot area per family, maximum lot coverage by buildings and structures, minimum depth of front yard, minimum depth of rear yard, total combined width and minimum width of side yards, maximum height of structures and number of stories, and minimum floor area per dwelling for each district shall be specified in the following tables:

USE DISTRICTS	R-1	R-1A	R-2	R-3	RLB
Minimum Lot Area Per Family (Square Feet)	6,000 (A)	6,000 (A)	3,000 (A,L)	1,000 (2-1975)	1,500
Maximum Lot Coverage by Buildings	35%(I)	50%(I)	50%(I)	50%(I)	50%(I)
Minimum Depth of Front Yard (Feet)	30(B,G)	(B,G)	(B,G)	(B,G)	(B,G,M)
Minimum Depth of Rear Yard (Feet)	30(D,J)	20(D,J)	20(D,J)	15(D,J)	30 (D,J,M)
Minimum Total Width of Side Yards (Feet)	15(J)	6(J)	6(J)	6(H,J)	15(J,M)
Minimum Width of Least Side Yards (Feet)	5(J)	3(J)	3(J)	3(H)	5(J,M)
Maximum Height of Structure (Feet)	35	35	35	100(F)	45(K)

- |   |        |
|---|--------|
| (A) Use of lot of record  | 205.10 |
| (B) Front yard adjacent setback   | 205.11 |
| (C)   |        |
| (D) Rear yard with alley or irregular shape                                 | 205.13 |
| (E) Side and rear yards adjacent to any "R" District                        | 205.14 |
| (F) Height exceptions, chimney, towers, spires                              | 205.15 |
| (G) Minimum front yard for garage whenever the garage doors face the street | 205.23 |
| (H) Increased side yard above second story                                  | 205.24 |
| (I) Exclusive of roofless decks pools, roofless walkways                    | 205.25 |
| (J) Side and rear yard of existing nonconforming principal buildings        | 205.26 |
| (K) Height exception in RLB District for Hospitals                          | 205.31 |
| (L) 3 & 4 family dwellings in "R-2"   | 305.24 |
| (M) Multiple-Family Dwellings use R-3 yard requirements                     | 305.24 |

Off-street parking spaces shall be provided for any new use hereafter established or for the enlargement to any existing use as follows:

<u>USE</u>	<u>PARKING SPACES REQUIRED</u>
Dwellings	1 per family living unit
Churches/ Stadiums/Convention Halls	1 per 5 seats in principal assembly room, if row seating, 1 per every 20 feet of row.
Schools	1 per classroom, plus .25 for each planned student over the age 16
Dormitories, Fraternities, Sororities, Hospitals, Nursing/Convalescent Homes	1 per 4 beds
Private Clubs, Eating and Drinking Establishments, Theaters	1 per every 4 seats provided
Commercial Recreation, Retail Business, Personal Services, Neighborhood Center	1 per 350 square feet of floor area
Wholesale, Large Item Retail Sales (Lumber, Bedding, Carpet)	1 per 600 sq ft of floor area
Bowling Alleys	5 per bowling lane
Funeral Homes	10 per viewing parlor, but in no event less than 20 spaces.
Professional Services, Commercial Services, Office, Research Laboratories, Banks, Medical Clinics, Day Care Center, Public Library, Museum Community Center, Art Gallery	1 per 500 square feet of floor area
Manufacturing	1 per 3 employees on max working shift
Automotive Sales	One customer parking place for each 20 cars for sale
Gasoline Service Station	1 per bay plus one for every 2 employees
Hotels, Motels, Tourist Homes, Room/ Boarding Homes, Bed and Breakfast	1 per rentable unit

DUPLICATE  
BUREAU OF BUILDING INSPECTION  
CITY OF ERIE, PENNA.

PRELIMINARY APPLICATION FOR BUILDING PERMIT

Property Index No. 6021-301-02

Application No. 598

Zoning Administrator:

I, the undersigned, hereby make application for a permit to erect a Two story building to be used for Offices on my property located at 20th and Liberty Sts

The general shape of my lot and the location of my proposed buildings being accurately set forth, in plan on back of this sheet.

ZONE DISTRICT	<u>Business</u>	HEIGHT & AREA	<u>3d.</u>	No. Buildings intended	<u>1</u>
Exreme Height as planned above curb	<u>32'</u>			Permitted	-----
Front Yard Available	<u>None</u>			Required	-----
Side Yard Available	<u>S. side Triangular</u>			Required	-----
Side Yard Available	<u>None - N. side</u>			Required	-----
Rear Yard Available	<u>None</u>			Required	-----
Lot Area Available	<u>8997.5 sq. ft.</u>			Required	-----
Special Conditions	-----				-----

Approved June 19 1945 Permit No. -----

Refused -----

Reasons for Refusal The proposed building would be in violation of front yard set back ordinance 7933 City of Erie

per zoning ordinance 7933

City of Erie

Signed Daniel P. Burdon

Zoning Administrator.

Applicant Continental Rubber Works

Address 1902 Liberty St.

Telephone No. 25261

Date June 19 1945

APPEAL FOR HEARING

To the Zoning Board of Appeals:

I, the undersigned owner, hereby make application for a hearing in regard to the building as per the plan and data herein shown, which does not comply with Zoning Ordinance 7933 and amendments thereto.

Owners Signature J. R. McCarty

REPORT OF BOARD OF APPEALS

To the Zoning Administrator:

We the undersigned, members of the Board of Appeals having heard the case of the applicant relative to the building as stated, and our findings and decision are as follows:

**There being no protests filed a permit is authorized.**

Case heard July 12, 1945 19-----

Permit Authorized July 12, 1945 19-----

Permit Refused ----- 19-----

Signed I. D. McQuiston-----

W. W. Meyers-----

L. T. Briggs-----

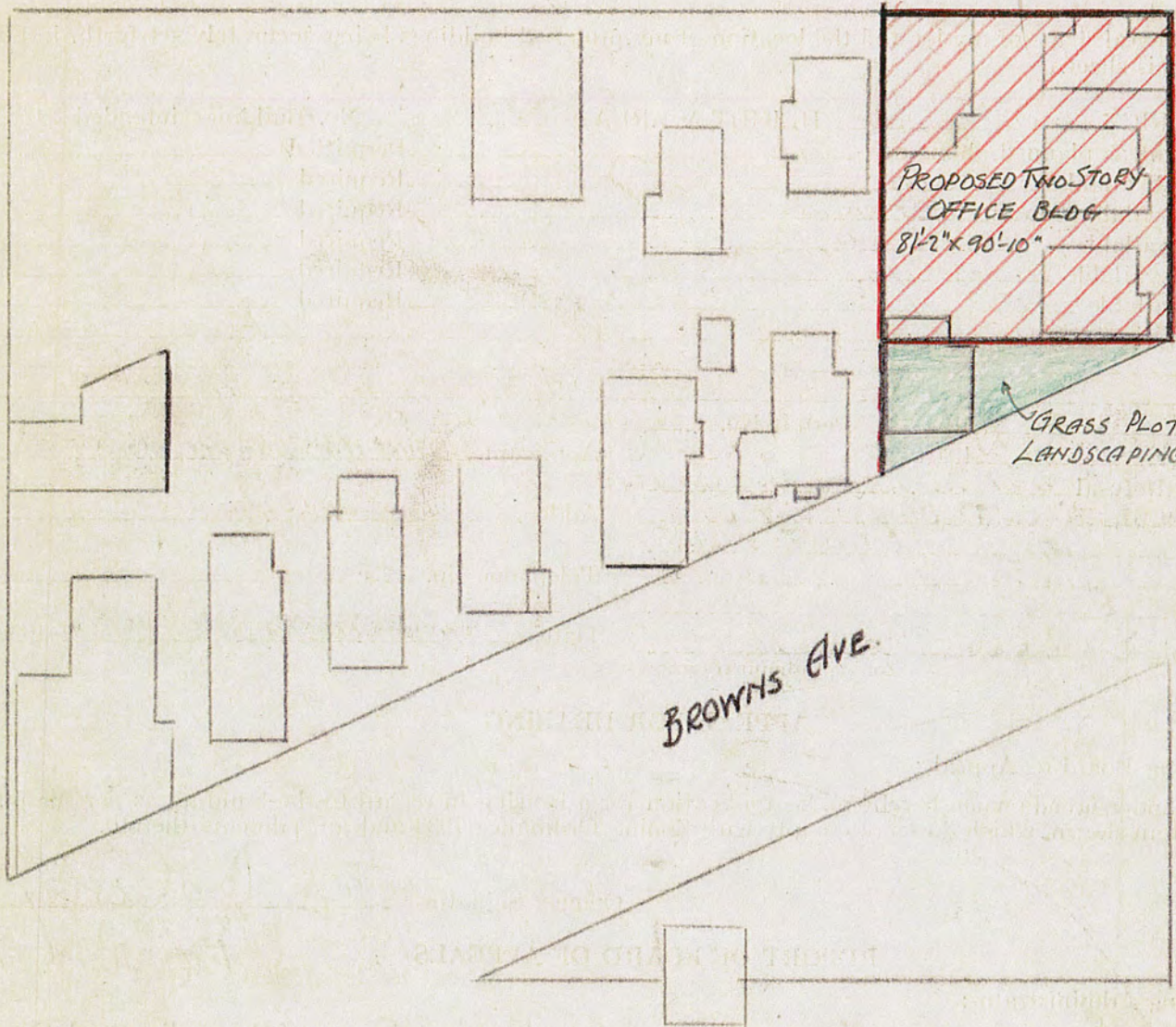
Board of Appeals.

PLOT PLAN

Continental Rubber Works  
Bldg. No. 6

20 TH. ST.

Existing Buildings  
shown in Solid Lines



PRELIMINARY APPLICATION FOR BUILDING PERMIT and/or ZONING CERTIFICATE  
(ORIGINAL)

M.O.C.A. - DIVISION OF BUILDING INSPECTION

CITY OF ERIE, PENNSYLVANIA

3818

Property Index No. 6021-301

Appeal No.

Zoning Officer:

I, the undersigned, hereby make application for a permit to ~~erect~~ <sup>USE</sup> TWO story building to be used

for SCHOOL on my property located at 2006 LIBERTY ST.

The general shape of my lot and the location of my proposed buildings being accurately set forth, in plan on back of this sheet.

ZONING DISTRICT	R-2	No. of Buildings intended	1
Extreme Height as planned above curb		Permitted	
Front Yard Available		Required	
Side Yard Available	/	Required	/
Side Yard Available	/	Required	/
Rear Yard Available	/	Required	/
Lot Area Available		Required	
Lot Coverage		Permitted	
Off Street Parking Spaces Available		Required	
Special Conditions	150 STUDENTS MAX - REQUESTING ZONING CERTIFICATE		

Approved . . . . . 19. . . . .  
Denied . . . . . Sept. 30, 19.81  
RM Unvale  
Planning/Zoning Office

Applicant  James R. Agras  
Address 2006 Liberty St.  
Telephone 453-6016 Date Sept. 23, 1981

Richard J. Rulberg  
Zoning Officer

Reasons for refusal: Lacking off-street parking spaces requirement, as set forth in Zoning Ord. No. 40-1968, Art. 3, Sec. 302.

APPEAL FOR HEARING

To the Zoning Hearing Board:

I, the undersigned owner, hereby make application for a hearing in regard to the building as per the plan and data herein shown, which does not comply with Zoning Ordinance No. 40-1968 and amendments thereto.

Owners Signature  James R. Agras

REPORT OF ZONING HEARING BOARD

To the Zoning Officer:

We the undersigned, members of the Zoning Hearing Board having heard the case of the applicant relative to the appeal as stated, and our findings and decision are as follows:

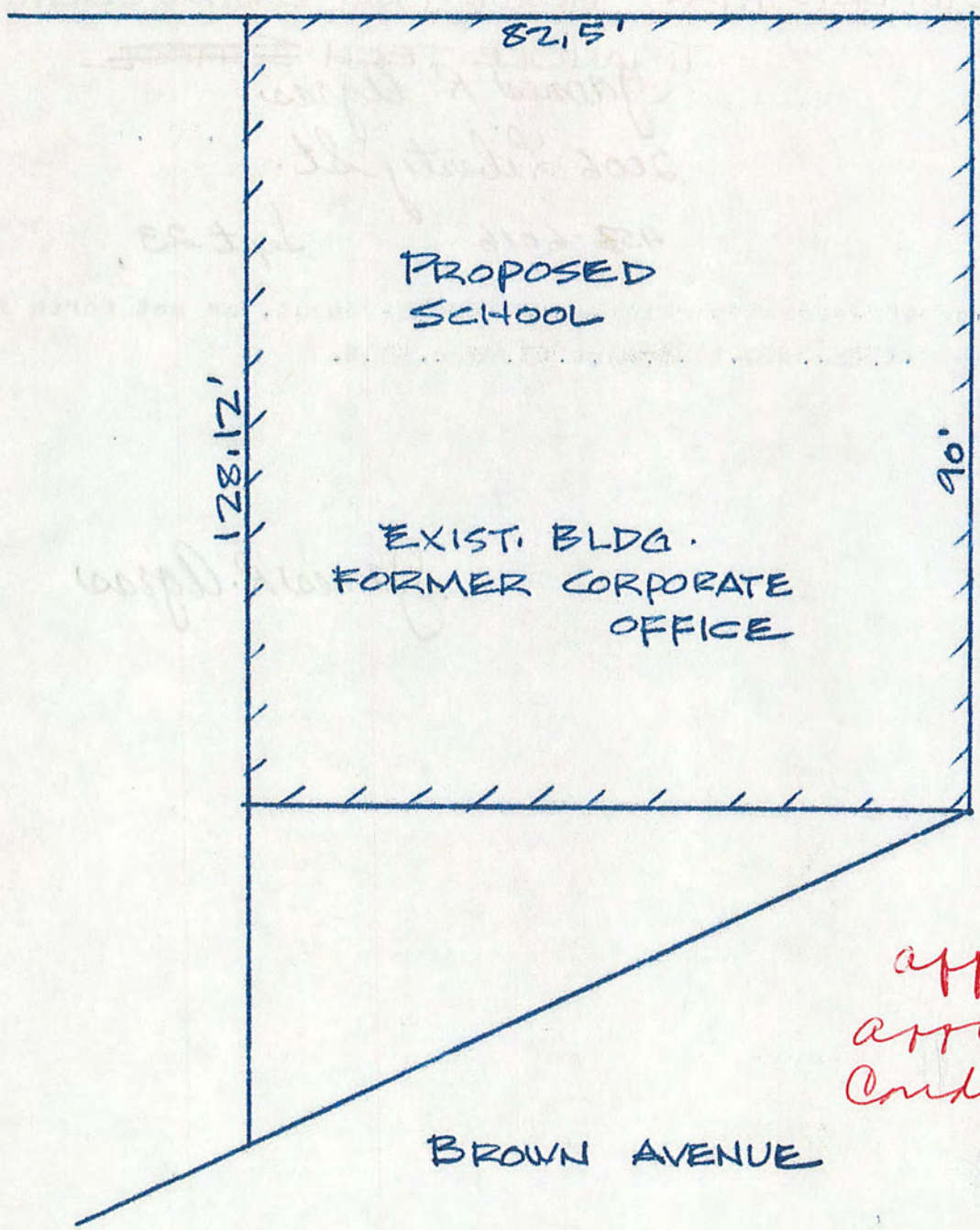
WHEREAS, the building was built prior to the enactment of Zoning Ordinance No. 40-1968; and WHEREAS, the building was designed and used as a corporate office; and WHEREAS, the appellant will provide off-street parking for 45 vehicles on the southeast corner of West 20th and Plum Streets; and WHEREAS, it is within the spirit and intent of the Zoning Ordinance to allow a reasonable use of a property; NOW, THEREFORE, it is the decision of this Board that the appellant's request for a variance be and is hereby approved conditionally, providing that the southeast corner of West 20th and Plum Streets be reserved for off-street parking for students and staff of the proposed school.

Appeal heard . . . . . October 13, . . . . . 1981 . . . . .  
Approved . . . . . October 13, . . . . . 1981 . . . . .  
Denied . . . . . 19 . . . . .

Signed Richard J. Rulberg  
James R. Agras  
Zoning Hearing Board



WEST 20 STREET



No. 2006

LIBERTY STREET

BROWN AVENUE

*appeal  
approved  
Conditionally*

6021-301

3818

USE TWO

SCHOOL

2006 LIBERTY ST.

R-2

150 STUDENTS MAX. - REQUESTING <sup>30</sup> ZONING CERTIFICATE

TRIANGLE TECH ~~SCHOOL~~

x James R. Agras

2006 Liberty St.

453-6016

Sept. 23,

81

Sept. 30,

81

R M Nowak

Lacking off-street parking spaces requirement, as set forth in Zoning Ord. No. 40-1968, Art. 3, Sec. 302.

x James R. Agras

**ZONING  
HEARING  
BOARD**



BOARD MEMBERS  
Eugene R. Adams  
Richard J. Rehberg  
John E. Aquino

SECRETARY Leonard M. Nowak

405 MUNICIPAL BUILDING  
ERIE, PENNSYLVANIA 16501 PHONE 456-8561  
Ext. 490

October 2, 1981

Mr. James R. Agras  
c/o Triangle Tech School  
2006 Liberty Street  
Erie, Pennsylvania 16502

Dear Mr. Agras:

Your Appeal No. 3818, filed with this Board regarding property located at 2006 Liberty Street, will be heard on Tuesday, October 13, 1981, at approximately 2:10 P.M., in the City Planning Commission Conference Room, 404 Municipal Building.

You are hereby requested to be present either in person or represented by agent or attorney to present your case.

Respectfully,

---

Leonard M. Nowak  
Secretary

LMN/mjc

**ZONING  
HEARING  
BOARD**



BOARD MEMBERS  
Eugene R. Adams  
Richard J. Rehberg  
John E. Aquino

SECRETARY Leonard M. Nowak

405 MUNICIPAL BUILDING  
ERIE, PENNSYLVANIA 16501 PHONE 456-8561  
Ext. 490

October 14, 1981

Mr. James R. Agras  
Triangle Tech School  
2006 Liberty Street  
Erie, Pennsylvania 16502

Dear Mr. Agras:

This is to advise you that a variance has been granted conditionally on your Appeal No. 3818, heard by this Board on Tuesday, October 13, 1981, regarding property located at 2006 Liberty Street.

The following resolution has been adopted:

WHEREAS, the building was built prior to the enactment of Zoning Ordinance No. 40-1968; and WHEREAS, the building was designed and used as a corporate office; and WHEREAS, the appellant will provide off-street parking for 45 vehicles on the southeast corner of West 20th and Plum Streets; and WHEREAS, it is within the spirit and intent of the Zoning Ordinance to allow a reasonable use of a property; NOW, THEREFORE, it is the decision of this Board that the appellant's request for a variance be and is hereby approved conditionally, providing that the southeast corner of West 20th and Plum Streets be reserved for off-street parking for students and staff of the proposed school.

The necessary Building Permit may be obtained by calling at the office of the Building Inspector, Room 407.

In case a Building Permit is not requested within six (6) months from the date of hearing, this authorization becomes null and void.

Respectfully,

Leonard M. Nowak  
Secretary

LMN/mjc

# OCCUPANCY CERTIFICATE

# ZONING CERTIFICATE



CITY of ERIE

Location..... 2002 Liberty St.....  
Zoning District..... R-2..... Index No. 6021-301.....  
Permitted Occupancy..... School and Parking lot.....  
.....  
.....  
.....  
.....  
Owner..... Triangle Tech School.....  
Address..... 2002 Liberty St.....  
Lessee.....  
Address.....  
..... 10-22-1981..... APPROVED:..... *Clara H. Smith*.....  
Zoning Officer